

ORDINANCE NO. 20241121-117

AN ORDINANCE AMENDING THE LAMAR/JUSTIN TOD STATION AREA PLAN AND REGULATING PLAN; REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6719 AND 6725 SHIRLEY AVENUE AND 605 WILLIAMS STREET IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (LIVE/WORK FLEX SUBDISTRICT) TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT (TOD MIXED USE SUBDISTRICT) AND INCREASING THE BASE MAXIMUM BUILDING HEIGHT FROM 60 FEET TO 120 FEET.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Lamar/Justin TOD Station Area Plan and Regulating Plan is comprised of approximately 195 acres of land, located in portions of the Crestwood/Wooten and Brentwood/Highland neighborhood planning areas, locally known as the area generally bounded by Morrow Street on the north; Guadalupe Street, Burns Street, and the back property line of properties along Lamar Boulevard on the east; Denson Drive and just north of Romeria Drive on the south; and Wild Street, the Northwest and Austin Railroad, and Ryan Drive on the west, in the City of Austin, Travis County, Texas.

PART 2. The Lamar/Justin TOD Station Area Plan, which includes the “Regulating Plan for the Lamar Blvd./Justin Lane TOD District Station Area Plan,” was approved on December 11, 2008, under Ordinance No. 20081211-086.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from transit oriented development-neighborhood plan (TOD-NP) combining district (live/work flex subdistrict) to transit oriented development-neighborhood plan (TOD-NP) combining district (TOD mixed use subdistrict) on the property described in Zoning Case No. C14-2023-0132, on file at the Planning Department, as follows:

LOTS 4, 5, AND 6, BLOCK H, PLAZA PLACE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 84, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 6719 and 6725 Shirley Avenue and 605 Williams Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

PART 4. The Lamar/Justin TOD Station Area Plan is amended to change the base district of Property from transit oriented development-neighborhood plan (TOD-NP) combining district (Live/Work Flex subdistrict) to transit oriented development-neighborhood plan (TOD-NP) combining district (TOD Mixed Use subdistrict) as shown in **Exhibit "B"** and to increase the base maximum building height from 60 feet to 120 feet as shown in **Exhibit "C"**.

PART 5. Except as specifically modified by this ordinance, the Property shall be developed and used in accordance with the Lamar/Justin Transit Oriented Development District as established by Ordinance No. 20081211-086 and other applicable requirements of the City Code.

PART 6. The Property is subject to Ordinance No. 040513-33B that established zoning for the Highland Neighborhood Plan.

PART 7. This ordinance takes effect on December 2, 2024.

PASSED AND APPROVED

_____, November 21, 2024

§
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§ Kirk Watson
Kirk Watson
Mayor

APPROVED: Deborah Thomas
Deborah Thomas
Interim City Attorney

ATTEST: Myrna Rios
Myrna Rios
City Clerk

Figure 2-1: Lamar/Justin Station Area Plan TOD Subdistricts

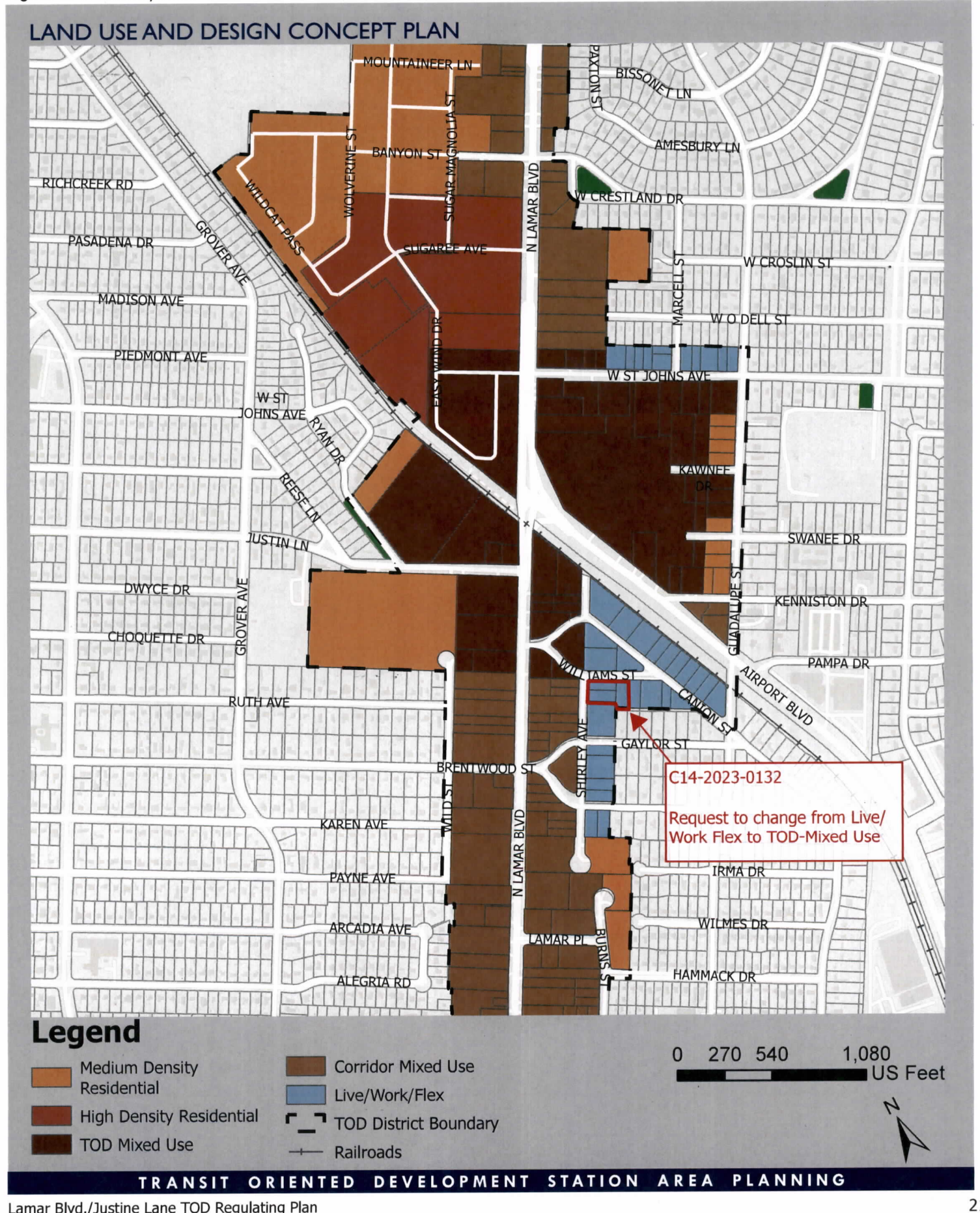


EXHIBIT "C"

Figure 4-1: Base Maximum Building Height (with no development bonus)

